

**TRACT 1
DESCRIPTION OF 3.883 ACRE TRACT
PART OF THE PROPERTY OF
GARRY G. DUNCAN & DONNA E. DUNCAN**

The following described tract is located in River Lots #658 and #659, Section #36, Township #12 North, Range #15 West, York Township, Athens County, Ohio. Being part of Garry G. Duncan & Donna E. Duncan (parcel one, parcel three, parcel four & tract two) as recorded in Official Record 365 at Page 2279 and being more accurately described as follows;

Beginning at a stone found at the northeast corner of Section #36, thence South 35°18'03" West, a distance of 3,029.92 feet to a 5/8" rebar with no cap found at the northwest corner of Thomas E. Fearn as recorded in Official Record 569 at Page 631 and being the **TRUE POINT OF BEGINNING** for the herein described tract;

Thence along the westerly line of Fearn's tract, South 22°21'28" East, a distance of 366.71 feet to a 5/8" rebar with no cap found on the northerly line of Charles A. Cohara & Julie A. Cohara (tract 2) as recorded in Official Record 404 at Page 1761;

Thence along the northerly line of Cohara's (tract 2), South 44°27'42" West, a distance of 83.86 feet to a 5/8" rebar with no Id. cap found at the northwest corner of Cohara's (tract 2);

Thence along the westerly line of Cohara's tract 1 and the westerly line of tract 2, South 30°07'17" East, a distance of 66.50 feet to a rebar with Id. cap stamped "PS-7581" found, passing a 5/8" rebar with no cap found at a distance of 8.17 feet, being at the common corner of Cohara's (tract 1 & tract 2);

Thence continuing along the westerly line of Cohara's (tract 2), South 44°10'25" East, a distance of 120.01 feet to the centerline of Scenic Lane (TR #279, no R/W width found), passing a 5/8" rebar with no cap found at a distance of 108.00 feet;

Thence along the centerline of Scenic Lane, North 46°42'22" East, a distance of 366.49 feet to the beginning of a tangential curve to the right;

Thence continuing along the centerline of Scenic Lane, along said tangential curve to the right, an arc distance of 155.63 feet, a radius of 520.57 feet, (chord bears North 55°16'14" East, a distance of 155.05 feet) through a delta angle of 17°07'44" to the northwest corner of John Michael Pidcock's tracts as recorded in Official Record 397 at Page 206 and Official Record 395 at Page 2470;

Thence along the westerly line of Pidcock's tract, South 26°20'12" East, a distance of 97.16 feet to the northerly right-of-way of Diamond Brick road (CR #33B, width varies), being the beginning of a non-tangential curve to the left and passing a 5/8" rebar with id. cap stamped "PS-6809" found at a distance of 15.84 feet and passing a 5/8" rebar with Id. cap stamped "PS-6803" found at a distance of 96.62 feet;

Thence along the northerly right-of-way of Diamond Brick road and along said non-tangential curve to the left an arc distance of 212.14 feet, a radius of 2,525.70 feet, (chord bears South 41°29'47" West, a distance of 212.08 feet) through a delta angle of 4°48'45" to an ODOT R/W monument found;

Thence continuing along the northerly right-of-way of Diamond Brick road, South 39°05'25" West, a distance of 416.18 feet to an iron pin set at the easterly corner of John Michael Pidcock's tracts as recorded in Official Record 461 at Page 1451 and Official Record 397 at Page 206;

Thence along the easterly lines of Pidcock's tracts, North 41°17'24" West, a distance of 190.56 feet to the centerline of Scenic lane, passing a 5/8" rebar with id. cap stamped "PS-6809" found at a distance of 170.83 feet;

Thence along the centerline of Scenic lane, north line of Pidcock's tracts, South 46°42'22" West, a distance of 157.09 feet to the southeasterly corner of Robert Lee Shafer, Jr. & Nancy Marie Shafer (tract 1) as recorded in Official Record 445 at Page 2161;

Thence along the easterly line of Robert Lee Shafer, Jr. & Nancy Marie Shafer (tract 1), North 07°15'23"

East, a distance of 125.89 feet to a 1 1/2" iron pipe in concrete found at the northeast corner of Shafer's (tract 1) and the southeasterly corner of Robert Lee Shafer, Jr. & Nancy Marie Shafer (parcel 2) as recorded in Official Record 381 at Page 2659, passing a 5/8" rebar with id. Cap stamped "PS-7581" found at a distance of 28.96 feet;

Thence along the easterly line of Robert Lee Shafer, Jr. & Nancy Marie Shafer (parcel 2), North 09°04'47" East, a distance of 143.09 feet to an axel found at the southeasterly corner of Robert Lee Shafer, Jr. & Nancy Marie Shafer (tract 2) as recorded in Official Record 445 at Page 2161;

Thence along the easterly line of Robert Lee Shafer, Jr. & Nancy Marie Shafer (tract 2), North 17°08'54" West, a distance of 209.20 feet to a 5/8" rebar with Id. cap stamped "PS-7581" found at the northeast corner of Shafer's (tract 2);

Thence along the northerly line of Robert Lee Shafer, Jr. & Nancy Marie Shafer (tract 2), South 78°08'07" West, a distance of 48.93 feet to a 5/8" rebar with no cap found at the northwesterly corner of Shafer's (tract 2) and on the easterly line of Betty Kay Young (tract 3) as recorded in Official Record 509 at Page 621;

Thence along the easterly line of Young's (tract 3), North 15°44'53" East, a distance of 291.33 feet to the true point of beginning.

Containing 3.883 total acres, being
1.694 acres being all of parcel one and all of Auditor's Parcel #P010010061700,
0.238 acres being all of parcel three and all of Auditor's Parcel #P010010060600,
1.910 acres being all of parcel four and all of Auditor's Parcel #P010010061601 &
0.041 acres being all of tract two and all of Auditor's Parcel #P010010060901.

Being more particularly described and delineated on a 8 1/2" x 14" plat (drawing #23085C01) attached hereto and made a part hereof. This description is valid only if the plat is attached and recorded with the description as a complete document in its original form and not retyped or altered in anyway.

Bearings are oriented to the Ohio State Plane Coordinate System, South Zone, NAD 1983.

The above description was prepared from an actual field survey completed in April of 2024 by Dana A. Exline, Ohio Professional Surveyor #7060.

All iron pins set are 5/8" rebar (30" long) with id. cap stamped "Dana Exline 7060".

Subject to all easements and/or encumbrances.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Perceval Walker*
DATE: 4/17/24

Dana A. Exline
Dana A. Exline
Professional Surveyor #7060
State of Ohio
Date: 4/17/24

Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

APR 17 2024

Jill Davidson
Athens County Auditor



**TRACT 2
DESCRIPTION OF 0.447 ACRE TRACT
PART OF THE PROPERTY OF
GARRY G. DUNCAN & DONNA E. DUNCAN**

The following described tract is located in River Lots #659 & #660, Section #36, Township #12 North, Range #15 West, York Township, Athens County, Ohio. Being part of Garry G. Duncan & Donna E. Duncan (parcel two) as recorded in Official Record 365 at Page 2279 and being more accurately described as follows;

Beginning at a stone found at the northeast corner of Section #36, thence South 35°18'03" West, a distance of 3,029.92 feet to a 5/8" rebar with no cap found at the northwest corner of Thomas E. Fearn as recorded in Official Record 569 at Page 631 and being the **TRUE POINT OF BEGINNING** for the herein described tract;

Thence along the northerly line of Betty Kay Young (tract 3) the following three (3) courses;

South 83°27'18" West, a distance of 175.90 feet to 5/8" rebar with no Id. cap found;

North 62°53'43" West, a distance of 129.29 feet to a 5/8" rebar with no Id. cap found;

North 26°56'41" East, a distance of 98.09 feet to a 5/8" rebar with no Id. cap found on the southerly line of Athens-Hocking Landfill, Inc. as recorded in Official Record 585 at Page 2525;

Thence along then southerly line of Athens-Hocking Landfill, Inc. tract, South 61°38'25" East, a distance of 129.30 feet to a 5/8" rebar with no cap found

Thence continuing along the southerly line of Athens-Hocking landfill, Inc., South 63°45'33" East, a distance of 146.73 feet to the true point of beginning.

Containing 0.447 total acres, being all of parcel two and all of Auditor's Parcel #P01-001-00611.00.

Being more particularly described and delineated on a 8½" x 14" plat (drawing #23085C01) attached hereto and made a part hereof. This description is valid only if the plat is attached and recorded with the description as a complete document in its original form and not retyped or altered in anyway.

Bearings are oriented to the Ohio State Plane Coordinate System, South Zone, NAD 1983.

The above description was prepared from an actual field survey completed in April of 2024 by Dana A. Exline, Ohio Professional Surveyor #7060.

All iron pins set are 5/8" rebar (30" long) with id. cap stamped "Dana Exline 7060".

Subject to all easements and/or encumbrances.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *J. Davidson*
DATE: 4/17/24

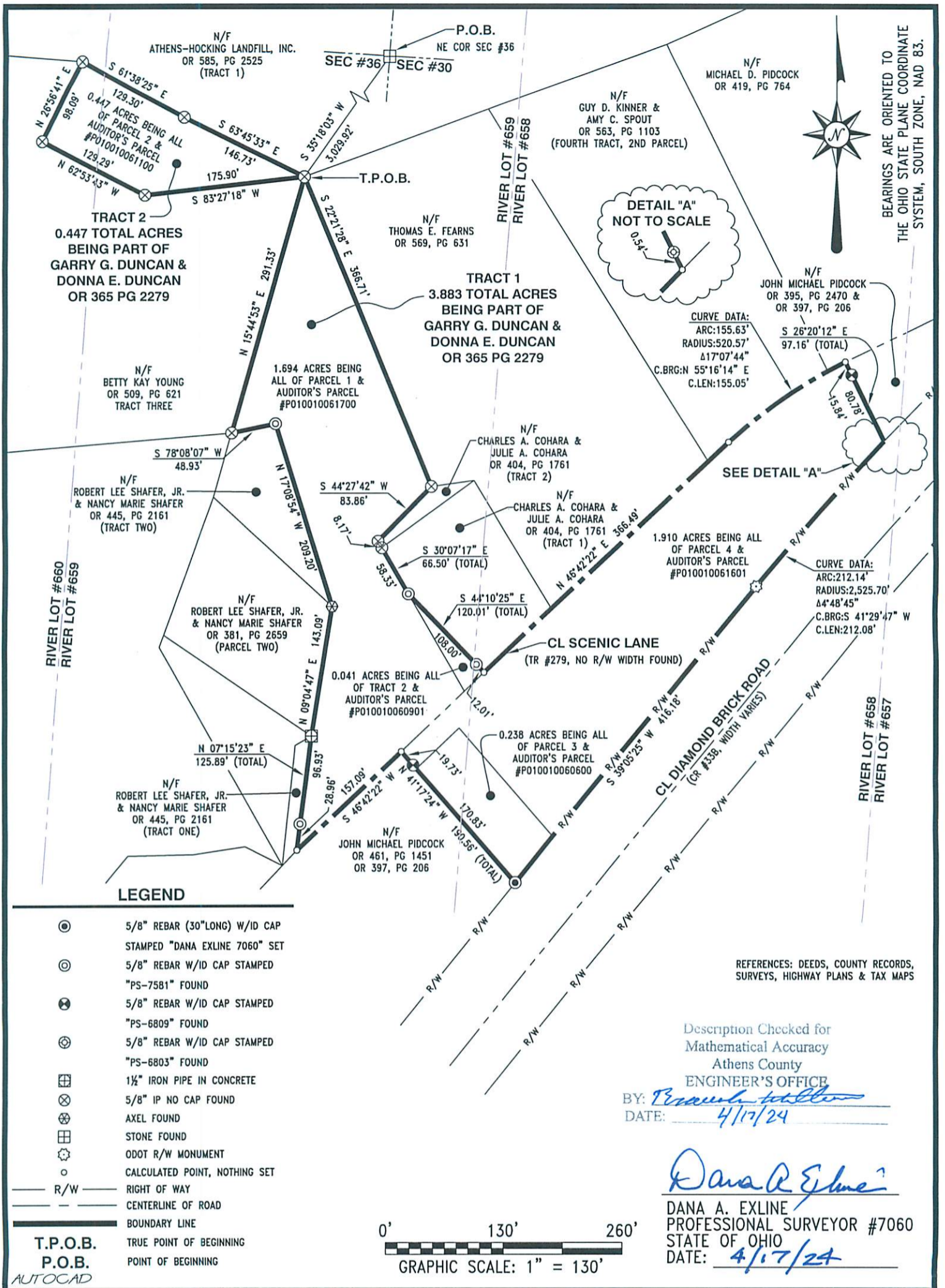
Dana A. Exline
Dana A. Exline
Professional Surveyor #7060
State of Ohio
Date: 4/17/24



Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

APR 17 2024

Jill Davidson
Athens County Auditor



LEGEND

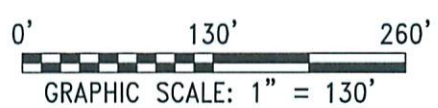
- ⊙ 5/8" REBAR (30" LONG) W/ID CAP STAMPED "DANA EXLINE 7060" SET
- ⊙ 5/8" REBAR W/ID CAP STAMPED "PS-7581" FOUND
- ⊙ 5/8" REBAR W/ID CAP STAMPED "PS-6809" FOUND
- ⊙ 5/8" REBAR W/ID CAP STAMPED "PS-6803" FOUND
- ⊠ 1 1/2" IRON PIPE IN CONCRETE
- ⊗ 5/8" IP NO CAP FOUND
- ⊕ AXEL FOUND
- ⊠ STONE FOUND
- ⊙ ODOT R/W MONUMENT
- CALCULATED POINT, NOTHING SET
- R/W — RIGHT OF WAY
- - - CENTERLINE OF ROAD
- BOUNDARY LINE
- T.P.O.B. TRUE POINT OF BEGINNING
- P.O.B. POINT OF BEGINNING

AUTOCAD

REFERENCES: DEEDS, COUNTY RECORDS, SURVEYS, HIGHWAY PLANS & TAX MAPS

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Dana A. Exline*
DATE: 4/17/24

Dana A. Exline
DANA A. EXLINE
PROFESSIONAL SURVEYOR #7060
STATE OF OHIO
DATE: 4/17/24



NOTES:
1) THIS BOUNDARY SURVEY DOES NOT PURPORT TO REFLECT ALL EASEMENTS AND/OR ENCUMBRANCES AFFECTING THE TITLE TO THE SUBJECT PROPERTY.
2) NO TITLE REPORT FURNISHED.
3) DEED REFERENCE: OFFICIAL RECORD 365, PAGE 2279 ODOT R/W PLANS ATH-155-SEC RH
4) NO OCCUPATION FOUND, UNLESS NOTED.

BOUNDARY SURVEY		
ALL OF THE PROPERTIES OF		
GARRY G. DUNCAN & DONNA E. DUNCAN		
RIVER LOTS #658, #659 & #660, SECTION #36, T-12-N, R-15-W		
YORK TOWNSHIP, ATHENS COUNTY, OHIO		
CALC. BY: D. EXLINE	SCALE: 1" = 130'	SURVEY DATE: 4-8-24
DRAWN BY: L. EXLINE	DRAWING NO.: 23085C01	
CHECKED BY: D. EXLINE	RECORD RESEARCH DATE: 4-8-24	



10356 State Route 139
Jackson, Ohio 45640

Phone: (740) 286-7024

EXLINE SURVEYING, INC.

Fax: (740) 286-0012